

Project Statement

Core Spaces is proposing a new residential development on Bogue Street (“the Project”), directly adjacent to the beautiful Michigan State University (MSU) campus. The Project will be situated on two separate sites totaling 1.709 acres which are currently occupied by four 2-story apartment buildings and one 2-story fraternity. The Project fronts along Bogue Street in the East Village District zoning district.

The Project is ideally located for a residential development containing student housing due to its close proximity to the (MSU) campus and the active retail presence along Grand River Avenue. The Project will consist of 587,659 RSF of residential programming, including 720 units ranging in size from studios (400 SF) to 4-bedroom units (1,275 SF) with a maximum bed count of 1735.

The Project’s target market for tenants will be MSU students on 12-month leases.

The following narrative describes the Project and its design elements in more detail as well as demonstrates Core Spaces’ commitment to effective communication during the Project’s construction and operation.

Project Design Overview

The Project has been designed in accordance with the Design Principles outlined in Zoning Ordinance 5038:

1. General Site Conditions

Core Spaces is proud to have their latest development in such close proximity to Michigan State University, and is excited about the design opportunities this entails. The buildings are designed with the surroundings in mind, embracing a collegiate theme reminiscent of MSU’s architecture that is intended to give it a contextual fit to its position in the community. The buildings footprints and setbacks were designed to provide for wide sidewalks which reinforce comfortable pedestrian and bicycle movement along Bogue Street and easy access to MSU.

This design has additional aesthetic benefits such as large setbacks into courtyards that give the Project a layered visual character when viewed while traveling along Bogue Street.

The material palate for the Project, including utility-size brick, metal panels, EIFS and glazing, have been selected to be consistent with the traditional collegiate style of the building. Brick columns create a rhythm along Bogue Street, clearly delineating the grand 1st floor entry, lobby and amenity spaces while creating visual separation from the elegant 2-story rowhouses.

The residential towers above the podiums take on a material character of their own while maintaining a clear visual coherence. This change in character provides the residents their own identity based on where they live within the development, much like living on different “streets.” The material changes for the different residential towers occur seamlessly at the interior courtyard corners.

The building's volume has been derived in accordance with the setback requirements outlined in Article VIII, Division 6 – East Village District ordinance section of the city code. 15' to 20' build-to lines are held along Bogue Street, with all doorways recessed in such a way that they do not encroach beyond the build-to line. After the second story, the Project's volume adheres to the minimum 4' setback from the build-to line at a majority of the buildings.

Private terraces are located strategically at the second floor courtyards to enhance the architectural features of the project and provide outdoor space to premium units. All fenestration outside of the units has been designed with the residents' privacy in mind.

Amenity spaces are of great importance to Core Spaces as these areas provide a place of socialization, community, and relaxation for the busy and often stressed student residents. The Project boasts amenity decks located on the roofs, featuring a pool, hot tub and barbecue facilities at each building. The rooftop amenities have been located at a sufficient distance from the rooftop parapet as a safeguard for both the residents and the surrounding properties. Parapet heights at the roof will be a minimum of 60" as an additional security measure.

Core Spaces anticipates that construction of the two phases of the Project will each take approximately 18 months, from groundbreaking to completion. Phase I, the north building, will be completed in July of 2021. Phase II, the south building, will be completed in July of 2022. During the period of construction, Core Spaces and its general contractor will remain committed to maintaining a safe, clean and organized site, and adhering to a logistics and staging plan that minimizes impacts to surrounding properties and streets.

2. Natural Features

Due to its close proximity to Michigan State University's campus, the Project has been strategically designed in such a way as to enhance the appearance of the site and provide a beautiful and inviting space that will encourage public interaction.

In accordance with the East Lansing Design Guidelines, shade trees have been located along Bogue Street that fall in rhythm with the Project's entry points. Tree species such as Kentucky Coffee, Bowhall Red Maple, and Honey Locust have been carefully selected not only for their beauty and ability to provide visual variety, but also for their hardiness and ease of maintenance. In addition, the street trees will be planted in large tree grates in order to allow for better root growth, which in turn will result in greater longevity. Between the street trees and grates, brick paving will provide color and texture in the parkway, while providing contrast with the pedestrian and bicycle sidewalks.

3. Traffic Access

Vehicular access to the project site has been carefully considered and studied in order to provide safe and efficient access for all forms of travel, and to minimize the impacts on adjacent properties.

Each building will have access to the parking garage from the rear of the development via the existing alley. People will be able to access the alley off Bogue and then head south down the alley. Residents can also access the development from the south from Waters Edge and head north from the alley. There are two points for each building and each garage and two exit points.

Residential parking will be provided at one lower level, first floor and mezzanine per building. Access to the residential parking levels is achieved via key card. The entry to both upper and lower residential parking facilities will be closed off after-hours via overhead doors, ensuring the security and safety of the parking facility. For Building 1, 150 parking stalls are provided for 320 units. For Building 2, 250 parking stalls are provided for 396 units.

Covered bicycle parking and storage facilities will be provided for the residents on the first floor mezzanine and second floor adjacent to the vehicular parking facilities. Per section 50-820 of the code, one bicycle storage space has been allocated for each two bedrooms. Building 1 provides 400 bike parking stalls and Building 2 provides 480 bike parking stalls.

4. Utilities and Public Services

The project site will be designed to facilitate efficient provisions and maintenance of adequate public services. All proposed utility services will be designed to adequately service the needs of the Project. The Project's primary gas and electric connections will be located along the alley to the east of the project site at the exterior of the Transformer Room.

Per conversations with City staff, a new 12" watermain loop will be proposed down Bogue Street, Waters Edge and Cedar Street to provide adequate service for the proposed development and improve public infrastructure. The existing sanitary service line in the rear of the development is 6" in size and is insufficient to serve the proposed development. The plans proposed to improve the sanitary in the alley to an 18" line and down Waters Edge and connect to the existing 42" sewer to the east.

Stormwater will be match existing condition release rates via installation of larger pipes in the front parkway of the building. An outlet control structure will be provided to reduce release rate. The water will then be treated for TSS removal via a water quality unit.

All proposed primary service connections will be coordinated with the Lansing Board of Power and Light.

In order to serve the needs of the Project's trash removal, an attached loading dock has been included in the Project. The loading dock is accessible from within the building via a service corridor on level 1. By locating the loading docks along the alley to the east of the project site, the visual impact and potential for traffic disturbance has been greatly minimized. The loading docks and adjacent mechanical rooms will be constructed of CMU block, providing a solid screen for the attenuation of potential noise impact.

Core Spaces is dedicated to furthering the goal of the city to minimize the disposal of solid waste and maximize waste diversion through recycling. In accordance with the code, Core will be providing and maintaining adequate and safe facilities for the storage, collection, and disposal of both waste and recyclable materials. The Project features combination trash and recycling chutes for its residents, which are accessible on every residential floor. Trash rooms have been provided on Level 1 for residential waste and recycling storage.

In order to maintain a clean site, litter and recycling receptacles have been strategically located at on Bogue Street, in accordance with the East Lansing Design Guidelines.

Exterior lighting will be installed on the Project's facades and around the project site not only to enhance architectural features, but also to provide adequate safety and security measures for pedestrians. All exterior lighting will be designed to direct the light emitted downward in order to avoid projecting light onto adjacent properties or creating a glare along public streets. All pole-mounted street lights will be designed and located in accordance with the East Lansing Design Guidelines.

5. Environmental Protection

Core Spaces cares deeply about protecting the public health, safety and welfare. As such, the site has been designed to minimize risk of pollution of natural resources in the following ways:

The Project includes streetscape improvements on Bogue Street. Runoff from the roof will be routed through roof drains to proposed sewer locations. The streetscape improvements will sheet flow to the existing sewer within the Right-of-Way. Since the project is located within the City's combined sewer region, water quality measures have not been proposed. Stormwater runoff from the site will discharge directly to the existing combined sewer infrastructure. A stormwater pollution prevention plan will be prepared in regards to sediment and erosion control for construction activities.

6. Public Art Requirement

In order to comply with the City of East Lansing's public art requirement, as listed in section 5038.6 of the City Code, Core Spaces proudly intends to install a memorable and meaningful piece of public art on its property.